146.0	0002	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,900 / 773,900
					USE VALUE:	773,900 / 773,900
					ASSESSED:	773,900 / 773,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAPLAN NORA E/TRUSTEE
Owner 2:	NORA E KAPLAN TRUST
Owner 3:	
Street 1:	18 HILLCREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KAPLAN NORA -
Owner 2:	-
Street 1:	94 PLEASANT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,967 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Wood Shingle Exterior and 1428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5967.000	294,700		479,200	773,900
Total Card	0.137	294,700		479,200	773,900
Total Parcel	0.137	294,700		479,200	773,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 541.95 | /Parcel: 541.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95827

GIS Ref

GIS Ref

Insp Date 04/26/18

!11412!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0002-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,800	0	5,967.	479,200	774,000	774,000	Year End Roll	12/18/2019
2019	101	FV	238,500	0	5,967.	449,300	687,800	687,800	Year End Roll	1/3/2019
2018	101	FV	238,500	0	5,967.	371,400	609,900	609,900	Year End Roll	12/20/2017
2017	101	FV	238,500	0	5,967.	341,400	579,900	579,900	Year End Roll	1/3/2017
2016	101	FV	238,500	0	5,967.	311,500	550,000	550,000	Year End	1/4/2016
2015	101	FV	224,200	0	5,967.	305,500	529,700	529,700	Year End Roll	12/11/2014
2014	101	FV	224,200	0	5,967.	283,900	508,100	508,100	Year End Roll	12/16/2013
2013	101	FV	224,200	0	5,967.	270,200	494,400	494,400		12/13/2012

PRINT

Date	Time
12/11/20	01:35:10

LAST REV

Date	Time
04/30/18	08:38:03
ekelly	
11412	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAPLAN NORA,	69337-445		5/26/2017	Convenience	1	No	No		
HUDSON KAREN--E	35445-105		5/10/2002		369,900	No	No		
	26989-466		1/15/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2003	74	Redo Kit	16,700			G6	GR FY06	& FIN DORMER
7/17/2002	564	Dormers	8,000	O		G4	GR FY04	ADD SHED DORMER TO

ACTIVITY INFORMATION

Date	Result	By	Name
4/26/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	372	PATRIOT
1/29/2009	Entry Denied	372	PATRIOT
7/11/2005	Permit Visit	BR	B Rossignol
10/1/2002	MLS	MM	Mary M
1/29/2000	Inspected	263	PATRIOT
11/16/1999	Measured	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5967		Sq. Ft.	Site		0	80.	1.00	9									479,207						479,200	

Total AC/HA: 0.13698 | Total SF/SM: 5967 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,207 | Spl Credit | Total: 479,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	91500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362018
Depreciation:	67335
Depreciated Total:	294682

COMMENTS

SOLD WITH 146-2-2B.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

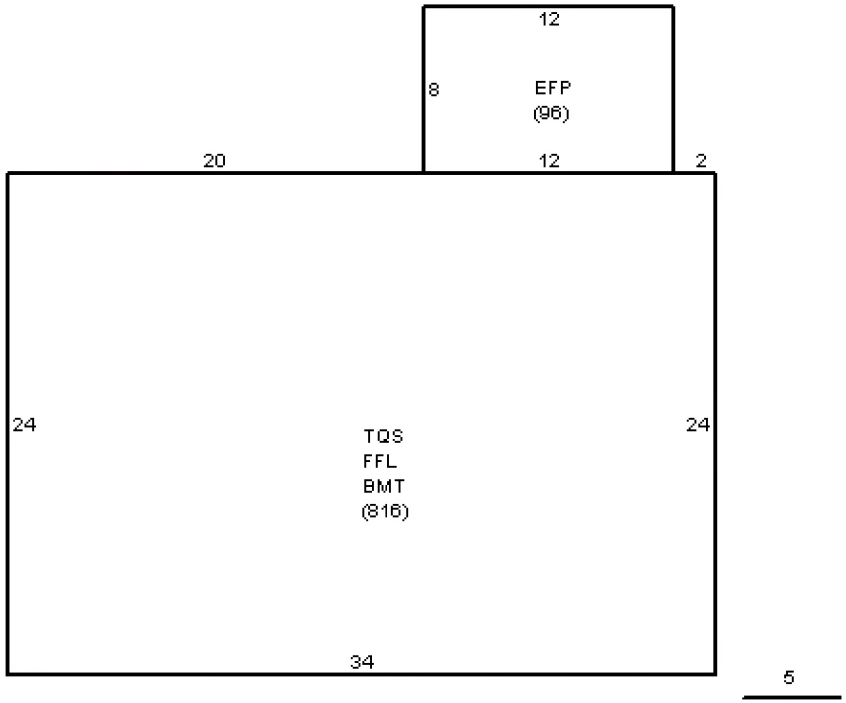
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	152.81
Special Features:	0	Val/Su Net:	125.94
Final Total:	294700	Val/Su SzAd	206.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	41.670	34,006
FFL	First Floor	816	138.920	113,355
TQS	3/4 Story	612	138.920	85,016
EFP	Enclos Porch	96	54.470	5,229

Net Sketched Area:	2,340			Total:	237,606
Size Ad	1428	Gross Are	2544	FinArea	1428

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	